

Planning Committee

4 March 2009
9.30am – 11.10am

Present: Councillors Al Bander, Baker (Chair), Blair (Vice Chair), Blencowe, Dixon, Hipkin, and Reid

FOR THE INFORMATION OF THE COUNCIL

09/plan/05 Minutes

The minutes of the meeting held on 4 February 2009 were confirmed as a correct record.

09/plan/06 Apologies

Apologies were received from Councillors Dryden, Holness and Smart.

09/plan/07 Declarations of Interest

Code of Conduct personal interests were declared as follows:

None

09/plan/08 Planning Application

The Planning applications were determined as shown in the appendix to these minutes.

The meeting ended at 11.10am

CHAIR

**Planning Committee
4 February 2009**

Appendix

Full details of the decisions, conditions of permissions and reasons for refusal may be inspected in the Environment and Planning Department, including those which the committee delegated to the Head of Development Control to draw up. These minutes and the appendix should be read in conjunction with the reports on applications to the committee, where the conditions to the approved applications or reasons for refusal are set out in full and with the Amendment Sheet issued at the meeting. Any amendments to the recommendations are shown in the appendix.

1	08/0013/FUL
Site	13 Chesterton Road, Cambridge
Proposal	Erection of twelve apartments with associated car and cycle parking and landscaping
Applicant	Mr Aldo Marino 19 Rutherford Road, Cambridge CB2 2HH
Recommendation	APPROVE subject to satisfactory completion of the s106 agreement by 10 April 2009 and subject to conditions.
Public Speakers	Dawn Leeder (Objector) Marie Melia (Objector) Jon Burgess (Agent of Applicant)
Reason for refusal raised in debate	Members who spoke against the Officer recommendation said the proposed building, which would house 12 apartments, was considered to be unacceptable because it would result in an over intensification of the use of the site, and would be in conflict with Planning Policy Statement 1: Sustainable Development (2005) and Planning Policy Statement 3: Housing (2006). The building would also be too dominant in the street scene, would not respect the context of the surrounding area, and would be out of character with the surrounding Conservation Area. For these reasons the proposal would be contrary to policies 3/4, 3/7, 3/12 and 4/11 of the Cambridge Local Plan (2006).
Decision	REFUSED by 6 votes to 0 against the recommendation of officers for the following reasons; the reasons for refusal to be drafted by the Head of Development Services for agreement with the Chair and Spokesperson, based on policies 3/4, 3/7, 3/12 and 4/11 of the Cambridge Local Plan (2006) and PPS1 and PPS3 and on Planning Obligation Strategy grounds.

APPROVED: In the event that an appeal is lodged against the decision to refuse this application, delegated authority is given to officers to complete a section 106 agreement on behalf of the Council as Local Planning Authority in accordance with the requirements of the Council's Planning Obligation Strategy.

2	09/0014/CAC
Site	13 Chesterton Road, Cambridge
Proposal	Demolition of existing building
Applicant	Mr Aldo Marino 19 Rutherford Road, Cambridge CB2 2HH
Recommendation	APPROVE subject to conditions.
Public Speakers	None
Reason for refusal raised in debate	Members who spoke against the Officer recommendation said it was due to there being no alternative design based on PPG15 paragraph 4.27, which requires that consent for demolition should not be given unless there are acceptable detailed plans for the redevelopment of the site.
Decision	<p>REFUSED by 7 votes to 0 in the light of officer advice at Committee that approval to demolish would no longer be consistent with the previous decision to refuse application Ref. 08/0013/FUL for the redevelopment of the site.</p> <p>The loss of the existing dwelling from this site and the failure to replace it with an appropriate form would neither enhance nor preserve the character and appearance of the Conservation Area.</p> <p>The failure to provide detailed plans for redevelopment of the site that are acceptable to the Local Planning Authority, as is the case here, means that the demolition of the building is contrary to policy 4/11 of the Cambridge Local Plan (2006) and the requirement within paragraph 4.27 of Planning Policy Guidance 15: Planning and the Historic Environment (1994).</p>

3	Objection to Felling of 5 Leyland Cypress Trees on Empty Common
Site	Empty Common
Recommendation	Planning Committee advise that no objection be raised to the felling of 5 Leyland cypresses on Empty Common.
Public Speakers	Ms Williams (Objector) Jacob Turnball (Supporter) Richard Wells (Supporter)
Decision	AGREED by 5 votes to 0 that the Planning Committee has no objection to the felling of 5 Leyland cypresses on Empty Common.